

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

11-161D

Orleans

EAS.1266

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): Eastham Center

Photograph



Address: 25 Colony Road

Historic Name: Elly and Edwin Erickson House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1935

Source: Deed research, Eastham Tax Commitment Books

Style/Form: Craftsman/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
New windows (dates unknown)

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.49 acres

Setting: This house is situated within a small 1926 subdivision of land west of Great Pond Road that slopes down to Deborah's Pond. This house is set close to Colony Road on a parcel that slopes up to the north. The parcel is open with lawn northeast of the house but otherwise remains forested.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

25 COLONY ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Elly and Edwin Erickson House, built in 1935, is a variation of a Craftsman-style Bungalow. The rear elevation, with below-grade garage doors, faces south and fronts on Colony Road (Cover photo, Photo 2). The front (north) elevation is visible from Jabez Way (Photo 3). The form consists of a 1 ½-story, side-gable main block with centered shed dormers on the front and rear elevations. These centered dormers are a character-defining feature of bungalows.

The house rests on a concrete block foundation, and the elevations are clad in painted wood shingles which wrap the corners (i.e. no cornerboards). The roof is clad in asphalt shingles and has deeply projecting eaves with exposed rafter tails on the front and rear elevations. Both dormers also have exposed rafter tails – a Craftsman feature. The main entrance on the north elevation is shielded by a modern shed roof supported by simple posts. Fenestration consists of what appear to be replacement 1/1 windows. The wood garage doors with multiple lights may be original.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is located just north of Eastham Center National Register District. Colony Road was part of a subdivision established on an 11.5-acre parcel sold by Eastham residents John W. and Catherine Sparrow in June 1925 to multiple families from Uxbridge in Worcester County.¹ Interestingly, numerous cottage subdivisions in the western sections of Eastham were developed by or sold lots to families from Worcester County. In this case, the Uxbridge residents – Dr. Rev. Robert C. and Donna L. Westerberg, William L. and C. Adelaide Johnson, Harry C. and Carolyn C. Newell, Herbert and Maidie Rowley, and Fred S. and Maud K. Blanchard – formed the Uxbridge Colony Association, Inc. and transferred ownership of this land to that corporation in September 1925.² In 1926, the corporation recorded a subdivision entitled Plan of Pine Ridge with ten lots (Figure 2).³ Perhaps because some of the parcels were intended for themselves, the lots are unusually large for early-20th century cottage colony development. Each parcel in the subdivision also has access and ownership rights to a portion of the shore along Deborah's Pond south of the subdivision.

¹ Barnstable County Registry of Deeds, Book 418/ Page 247.

² Book 395/ Page 186.

³ Plan Book 82/ Page 103.

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This parcel, identified as Tract IX, was sold by the Uxbridge Colony Association in 1930 to Uxbridge residents Elly M. and Edwin Erickson.⁴ This cottage has an Assessor date of 1922 but that is not accurate. According to the Eastham Tax Commitment Books, the Ericksons likely built this cottage in 1935. Edwin Erickson was born in Finland in 1895 and emigrated to the US in 1912. He married Elly Wiklund, also born in Finland, in Worcester in 1919. They went on to have five children. Edwin Erickson worked as a building contractor.

In 1950, they sold this property to Rea H. and Marjorie Goldthwaite of Dunstable.⁵ Rea Goldthwaite (1900-1994) worked as a postal employee his entire career. The Goldthwaites also owned 15 Colony Road (EAS.1263) from 1946 to 1992. They sold this property in 1961 to Althea G. and Warren R. MacDonald of Waltham.⁶ This property stayed in the MacDonald family until September 1984, when the executor for the will of Althea MacDonald sold it to David B. Willard, Trustee of the Preservation Advocacy Trust based in Orleans. Two months later, he sold it to Eric T. and Hillary White of Millbury in Worcester County.⁷ The property remains in the White family.

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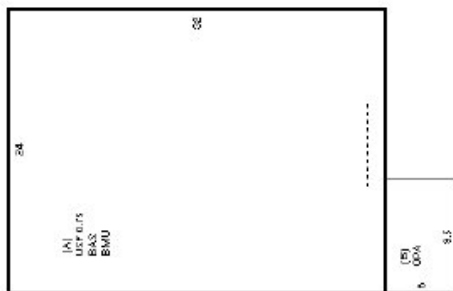


Figure 1. Assessor Sketch.



Photo 2. View from Colony Road, looking west.

⁴ Book 473/ Page 34.

⁵ Book 765/ Page 359.

⁶ Book 1111/ Page 595.

⁷ Book 4254/ Page 100, Book 4336/ Page 216.

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Photo 3. View from Jabez Way, looking southwest.

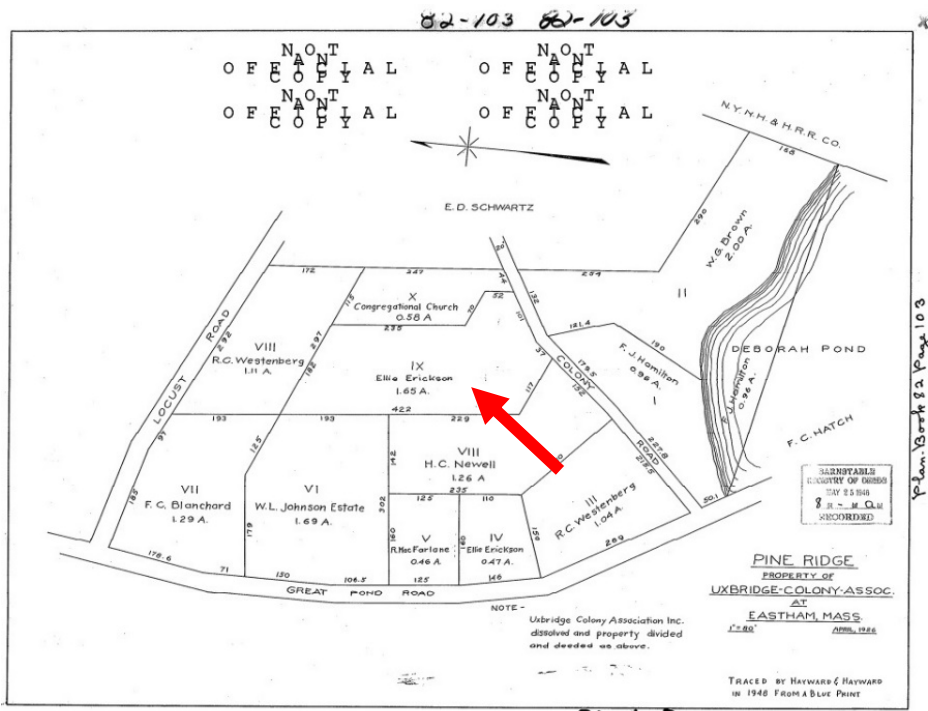


Figure 2. 1926 Pine Ridge subdivision, recorded 1946 (arrow to Lot IX added).